

PRESENT: Ryan Akin Julie Harris  
Joseph Bader Carol Henshaw  
James Davern

ABSENT: Susan Haller  
James Hitchcock

ALSO PRESENT: Richard E. Brown, Zoning Officer

Chairman Akin called to order the regular meeting of the Zoning Board of Appeals at 7:05 P.M.

Chair Akin closed the Public Hearing.

Chairman Akin reminded the board to keep in mind that this is a request for an Area Variance and the board will be weighing the benefit of the variance to the applicant against the detriment of the variance to the neighborhood.

Beginning with question #1: *Show that the granting of the variance will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.*

Mr. Bader said he didn't think there would be a change of character. The garage would be similar to the existing one, but only closer.

Regarding question #2: *Show that the benefit sought by the applicant cannot be achieved by some other feasible method that would not require a variance.*

Ms. Harris noted that they could not add on to the existing garage due to its condition.

Chair Akin noted that a conforming garage at this location would only be 12 feet wide.

Mr. Bader said that even if the "L" link were removed, a two-car garage would require a variance.

Mr. Bader asked if they could demolish the existing garage and rebuild on the footprint without a variance. Mr. Brown said that a variance would be required if reconstruction exceeded 50% of the value of the structure.

Regarding question #3: *Show that the requested variance is not substantial.*

Mr. Bader said that dimensionally the request is substantial, but the overall impact to the site is not substantial.

Chair Akin agreed, noting that the requested setback was the same as the existing garage.

Regarding question #4: *Show that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood.*

Mr. Bader noted that there was no impact to the impervious cover. Actually, it is less because the garage is to be built on pavement and the footprint of the existing garage will be restored with grass.

Mr. Davern asked what the garage would look like. Mr. Krapf said that it would be similar to the existing garage, but with details from the home. It would be a single story, end-gabled garage with horizontal siding, colored to match the house.

Regarding question #5: *Show that the alleged hardship is not self-created.*

Mr. Bader said that the hardship is self-created. Ms. Henshaw agreed.

Chairman Akin asked if there were any other comments or questions. Hearing none, he called for a motion.

Mr. Bader moved for **approval** of the application, finding that the benefit of the variance to the applicant outweighs the detriment of the variance to the neighborhood. He made this motion stating the following reasons;

- #1. The granting of the variance will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
- #2. The benefit sought by the applicant cannot be achieved by some other feasible method that would not require a variance.
- #4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood.

Ms. Henshaw seconded the motion, which ***carried*** with a roll call vote of (5-0):

Joseph Bader	Voting	YES
James Davern	Voting	YES
Julie Harris	Voting	YES
Carol Henshaw	Voting	YES
Susan Haller	Absent	
James Hitchcock	Absent	
Ryan Akin	Voting	YES

**ADJOURNMENT:**

Mr. Bader moved to adjourn the meeting at 7:35 PM., seconded by Mr. Davern and carried with a unanimous voice vote (5-0).

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Richard E. Brown, Secretary

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Ryan Akin, Chairman